095.0	0003	0009.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 932,600 / 932,600
					USE VALUE: 932,600 / 932,600
					ASSESSED: 932,600 / 932,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LANGLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LA SHOTO HELEN /TRUSTEE
Owner 2:	LASHOTO FAMILY TRUST
Owner 3:	
Street 1:	15 LANGLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LA SHOTO HELEN P -
Owner 2:	-
Street 1:	15 LANGLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Vinyl Exterior and 2518 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	486,500	5,100	441,000	932,600
Total Card	0.161	486,500	5,100	441,000	932,600
Total Parcel	0.161	486,500	5,100	441,000	932,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.37 | /Parcel: 370.3

Legal Description

User Acct 62372

GIS Ref

GIS Ref

Insp Date 11/16/18

Entered Lot Size

Total Land:

Land Unit Type:

!7811!

PREVIOUS ASSESSMENT

Parcel ID 095.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	486,500	5100	7,000.	441,000	932,600	932,600	Year End Roll	12/18/2019
2019	101	FV	364,000	5100	7,000.	441,000	810,100	810,100	Year End Roll	1/3/2019
2018	101	FV	364,000	5100	7,000.	378,000	747,100	747,100	Year End Roll	12/20/2017
2017	101	FV	364,000	5100	7,000.	352,800	721,900	721,900	Year End Roll	1/3/2017
2016	101	FV	364,000	5100	7,000.	302,400	671,500	671,500	Year End	1/4/2016
2015	101	FV	343,100	5100	7,000.	270,900	619,100	619,100	Year End Roll	12/11/2014
2014	101	FV	343,100	5100	7,000.	250,700	598,900	598,900	Year End Roll	12/16/2013
2013	101	FV	343,100	5100	7,000.	239,100	587,300	587,300		12/13/2012

PRINT

Date	Time
12/10/20	22:25:05

LAST REV

Date	Time
05/07/19	14:47:50

apro

7811

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LA SHOTO HELEN	33415-289		8/9/2001	Family	10	No	No		
	21457-259		10/4/1991			No	No		A

USER DEFINED

Prior Id # 1:	62372
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2006	605	New Wind	12,402			G8	GR FY08	
9/11/1992	432	Manual	10,250					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
6/17/2009	Meas/Inspect	189	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
8/27/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	4									441,000						441,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06699753
Const Adj.:	1.00989902
Adj $ / SQ:	140.083
Other Features:	84500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	597683
Depreciation:	111169
Depreciated Total:	486514

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

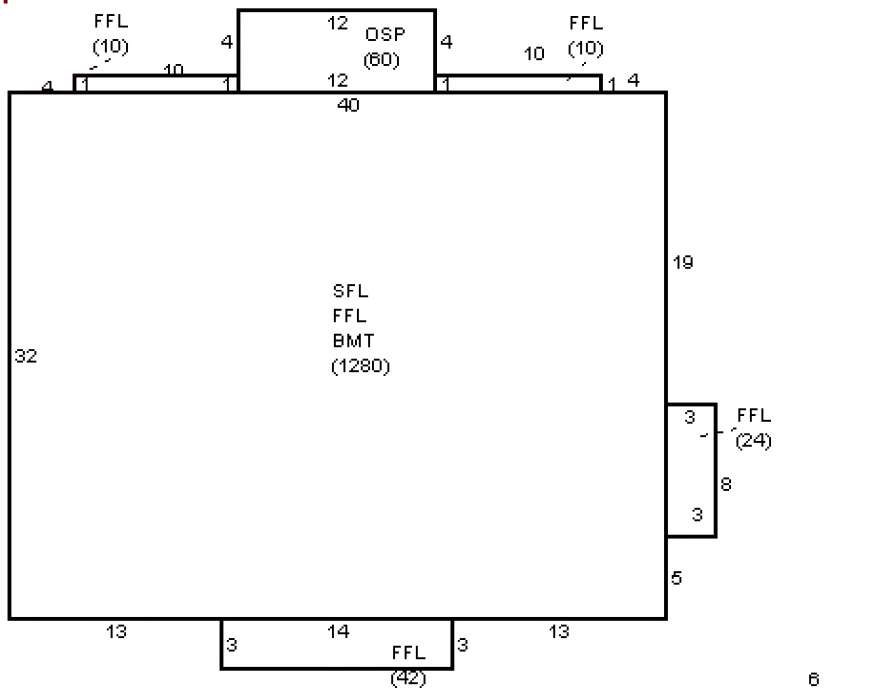
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.50
Special Features:	0	Val/Su Net:	126.10
Final Total:	486500	Val/Su SzAd	193.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,366	140.080	191,353
BMT	Basement	1,280	42.020	53,792
SFL	Second Floor	1,152	140.080	161,375
OSP	Screen Porch	60	48.880	2,933

Net Sketched Area:	3,858			Total:	409,453
Size Ad	2518	Gross Are	3986	FinArea	2518

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

095.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1959	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc